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WARRANTY DEED

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Frontier

04-11788 #238

KNOW ALL MEN BY THESE PRESENTS, That G. ROBERT LECKLIDER and NANCY C. LECKLIDER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM MORRIS SLIVKOFF and DIANA LEE SLIVKOFF, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 16, Block 3, Tract 1016, known as GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1. Easements and restrictions as contained in plat dedication. 2. Conditions and restrictions imposed by instrument recorded July 24, 1970 in Volume M70, page 6147. 3. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District, recorded July 10, 1973 in Volume M73, page 8797.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth above and apparent upon the land,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$71,482.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16th day of MARCH, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

G. Robert Lecklider by his attorney, in fact, Nancy C. Lecklider, Nancy C. Lecklider

STATE OF OREGON, County of Klamath, MARCH 16, 1980

STATE OF OREGON, County of Klamath, 1980

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named Nancy C. Lecklider, individually and as attorney in fact for G. Robert Lecklider and acknowledged the foregoing instrument to be her voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Donald B. Hamilton, Notary Public for Oregon, My commission expires: 3/30/81

Before me: Notary Public for Oregon, My commission expires:

Form with fields for GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, and a section for After recording return to: KEF Seal, 540 Main, Klamath, OR.

STATE OF OREGON, County of Klamath. I certify that the within instrument was received for record on the 6th day of March, 1980, at 2:24 o'clock P.M., and recorded in book/reel/volume No. M80 on page 4280 or as document/fee/file/instrument/microfilm No. 31546. Record of Deeds of said county. Witness my hand and seal of County affixed. D. Milne, Deputy

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